

# Staff Summary Report



Hearing Officer Hearing Date: March 18, 2008

Agenda Item Number: 3

**SUBJECT:** This is a public hearing for a request by the **HOLLAND RESIDENCE (PL080053)** located at 2163 East Golf Avenue for one (1) use permit.

**DOCUMENT NAME:** 20080318dsng02

**PLANNED DEVELOPMENT (0406)**

**SUPPORTING DOCS:** Yes

**COMMENTS:** Hold a public hearing for a request by the **HOLLAND RESIDENCE (PL080053)** (Katherine Holland, applicant/property owner) located at 2163 East Golf Avenue in the R1-6, Single Family Residential District for:

**ZUP08026** Use permit to allow an accessory building (art studio).

**PREPARED BY:** Nick Graves, Planning Intern (480-350-8942)

**REVIEWED BY:** Steve Abrahamson, Planning & Zoning Coordinator (480-350-8359)

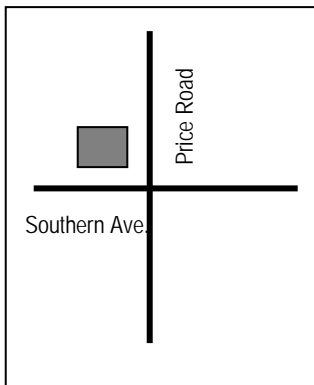
A handwritten signature in black ink, appearing to read 'SEA'.

**LEGAL REVIEW BY:** N/A

**FISCAL NOTE:** N/A

**RECOMMENDATION:** Staff – Approval subject to Conditions 1-3.

**ADDITIONAL INFO:** The applicant is requesting a use permit for a detached 648 sf. accessory building (art studio) located in the rear yard of the main residence on the north side. The property is located at 2163 East Golf Avenue. Staff recommends approval of the use permit; it is compatible with the existing residence and complies with the approval criteria for a use permit. To date, one email of inquiry has been submitted for this request.



**PAGES:**

1. List of Attachments
2. Comments; Reasons for Approval
3. Conditions of Approval; History & Facts/Description; Zoning & Development Code Reference

**ATTACHMENTS:**

1. Location Map(s)
2. Aerial Photo(s)
3. Letter of Intent
4. Site plan
5. South View Elevation
6. North View Elevation
7. West View Elevation
8. East View Elevation
- 9-10. Staff Photograph(s)
11. Email of Inquiry

## COMMENTS:

The applicant is requesting a use permit for a detached 648 sf. accessory building (art studio) to be located in the rear yard of the main residence on the north side. The Holland residence is located at 2163 East Golf Avenue in the Shalimar neighborhood. The applicant's husband is a hobbyist woodworker and wood turner and would like to use the accessory building to create his art. According to the site plan, the proposed location of the accessory building provides adequate separation between the residence and accessory building of twenty (20) feet. Staff recommends approval of the use permit; it is compatible with the existing residence and complies with the approval criteria for a use permit.

## Use Permit

The Zoning and Development Code requires a use permit for a detached accessory building that exceeds eight (8) feet in height and/or two hundred (200) square feet in area. The applicant is proposing to construct a 648 sf. structure with a height of sixteen (16) feet and six (6) inches to the ridge. The accessory building lies within the property lines and meets all required setbacks.

Evaluating the use permit, the proposal appears to pass the use permit test listed below:

- a. Any significant increase in vehicular or pedestrian traffic in adjacent areas;
  - There will be no significant increase in vehicular or pedestrian traffic in adjacent areas. The use is for an art studio and should not cause more traffic.
- b. Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding that of ambient conditions;
  - This use should not create any nuisances.
- c. Contribution to the deterioration of the neighborhood or to the downgrading of property values which is in conflict with the goals, objectives or policies for rehabilitation, redevelopment or conservation as set forth in the City's adopted plans, or General Plan;
  - The proposed development would not contribute to neighborhood deterioration or downgrade property values. This use permit request is consistent with the General Plan 2030's Land Use Element. The requested use permit will not be detrimental to the surrounding area, but will further the General Plan Land Use Element Goals and Strategies.
- d. Compatibility with existing surrounding structures and uses;
  - The proposed use appears to be compatible with surrounding uses.

## Conclusion

Staff recommends approval of the use permit, subject to conditions of approval.

## REASON(S) FOR APPROVAL:

1. There will be no significant increase in vehicular or pedestrian traffic in adjacent areas. The use is for an art studio and should not cause more traffic.
2. This use should not create any nuisances.
3. The proposed development would not contribute to neighborhood deterioration or downgrade property values. This use permit request is consistent with the General Plan 2030's Land Use Element. The requested use permit will not be detrimental to the surrounding area, but will further the General Plan Land Use Element Goals and Strategies.
4. The proposed use appears to be compatible with surrounding uses.

**SHOULD THE HEARING OFFICER ELECT TO TAKE AFFIRMATIVE ACTION ON THE REQUEST, THE FOLLOWING CONDITIONS OF APPROVAL SHOULD APPLY.**

**CONDITION(S)  
OF APPROVAL:**

1. Obtain all necessary clearances from the building safety division.
2. Detached structure to be compatible in design with main dwelling; colors to match existing dwelling.
3. The detached accessory building shall not be used as a separate living unit/guest quarters (no cooking facilities). Only one residential unit per lot is allowed in the R1-6 Single Family Residential District.

**HISTORY & FACTS:**

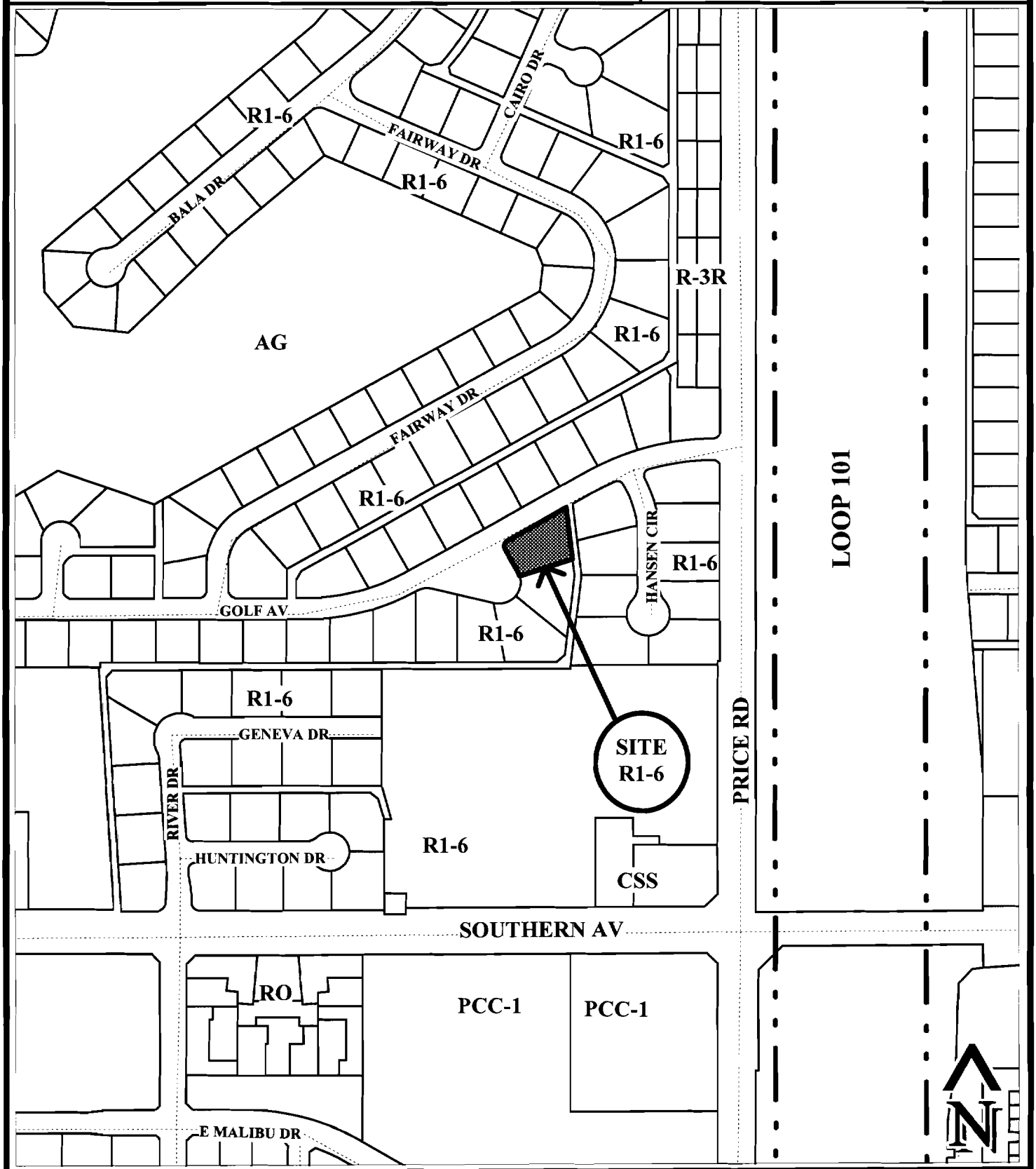
July, 29 1985                      Final inspection for a single family home.

**DESCRIPTION:**

Owner – Katherine Holland  
Applicant – Katherine Holland  
Existing Zoning – R1-6, Single Family Residential District  
Lot Size – 14,694 s.f. / .34 acres  
Existing Home area – 2,524 s.f.  
Proposed Accessory Bldg. Area - 648 s.f.  
Existing Home Height - 18'  
Proposed Accessory Bldg. Height - 16' - 6"  
Rear Yard Setback - 15 feet  
Side Yard Setback - 10 feet  
Existing Lot Coverage - 17%  
Proposed Lot Coverage - 22%  
Lot Coverage Allowed - 45%

**ZONING AND  
DEVELOPMENT  
CODE REFERENCE:**

Part 3, Section 3-102 – Permitted Uses in Residential Districts  
Part 3, Section 3-401 – Accessory Buildings, Uses and Structures  
Part 4, Section 4-202 – Development Standards for Residential Districts  
Part 6, Section 6-308 – Use Permits

**HOLLAND RESIDENCE**
**PL080053**




HOLLAND RESIDENCE (PL080053)

February 23, 2008

Katherine Holland  
2163 E Golf Ave  
Tempe, AZ 85822

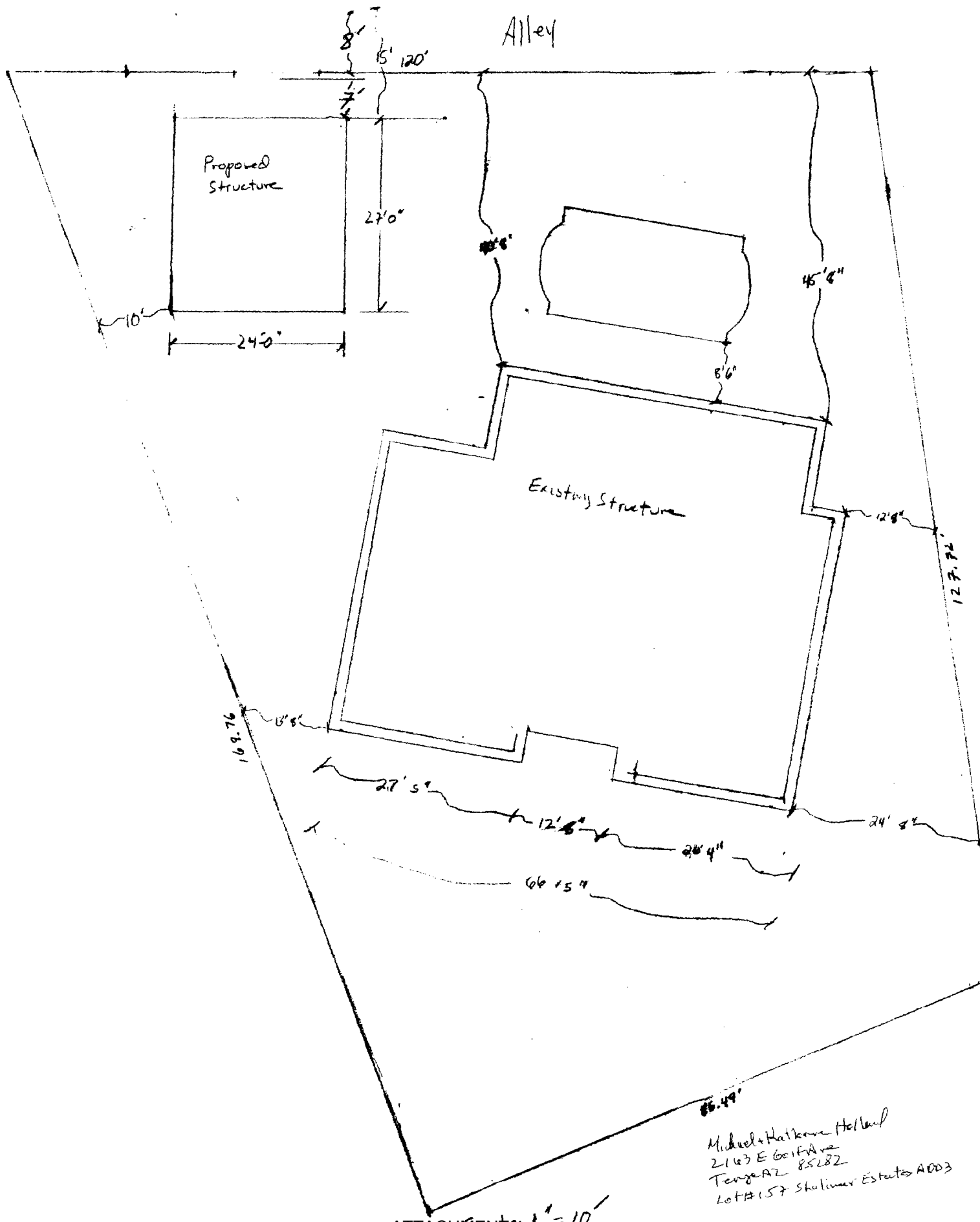
RE: Lot #157 Shalimar Estates ADD 3

To Whom It May Concern:

I would like to have a freestanding art studio built on my property. The studio will be 24' x 27' (648 sq ft). The walls will be 10', and it will be 16' tall at the peak. The roof pitch will match the pitch of the house. The outside finish will be stucco. The building will be constructed using 2x6 studs, and pre-manufactured scissor trusses. My husband, Michael, is a hobbyist woodworker and woodtuner, and he will use the studio to create his art.

Sincerely,

Katherine Holland



ATTACHMENT

Sheet 1

1" = 10'

Michael + Katrina Holland  
 2163 E Golf Ave  
 Tempe AZ 85282  
 Lot #157 Skolimar Estates ADD3

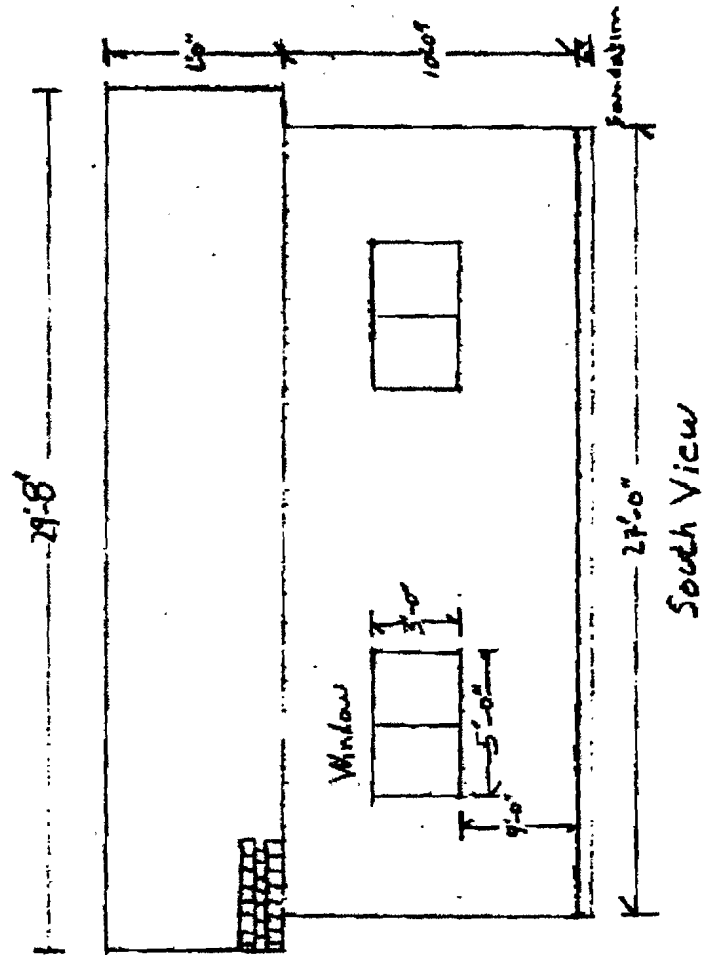


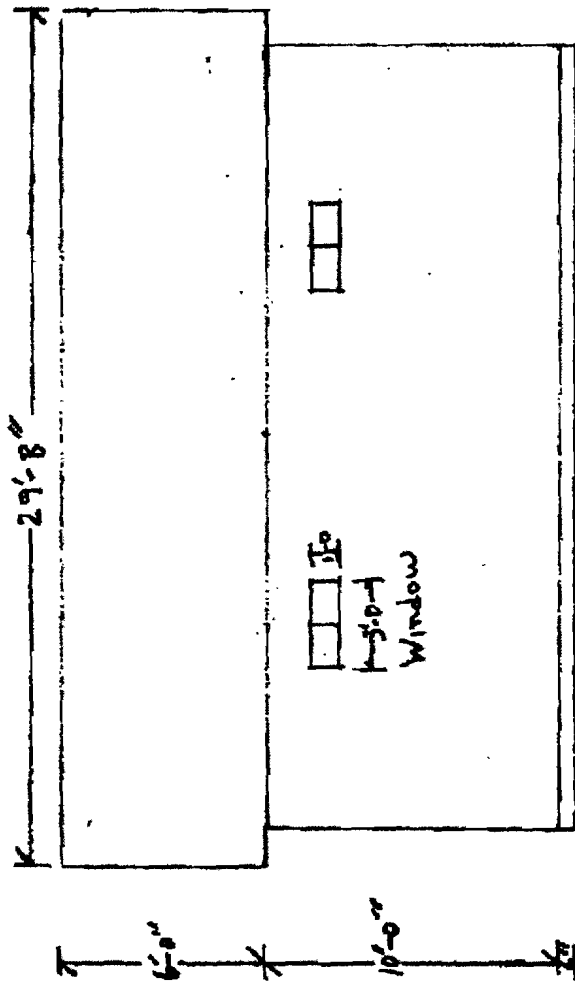
Michael - Hartman Holbrook  
2163 E Golf Ave  
Tempe, AZ 85282

1/4" = 1'-0"

Lot # 157 Shalimar Estates ADD 3

Asphalt Shingles  
#30 felt Barrier  
Drip Edge  
Stucco Finish





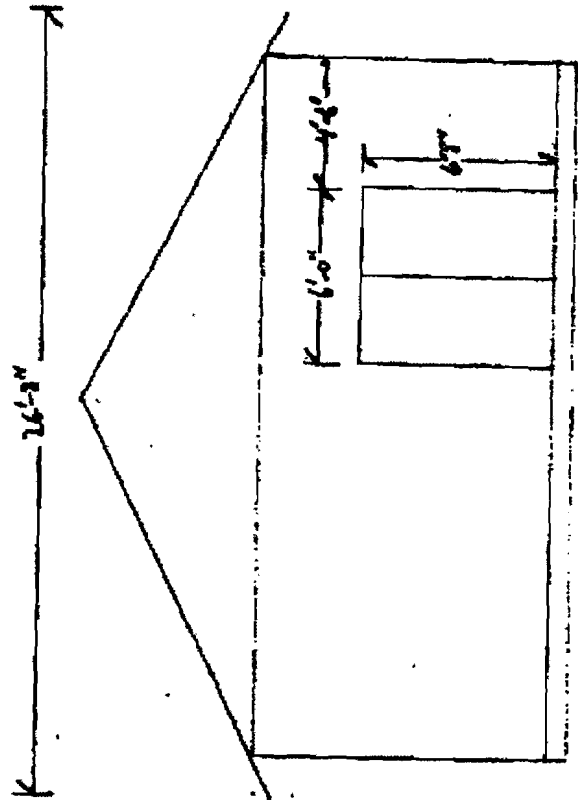
Michael & Katherine Holland  
 2163 E Golf Ave  
 Tempe, AZ 85282

$\frac{1}{4}" = 1'-0"$

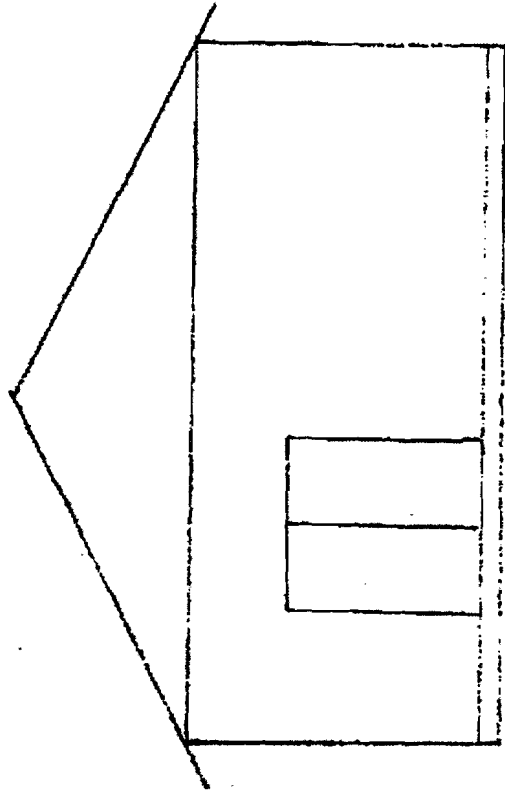
Lot # 157 Skulman Estates ADDS

Michael & Kathleen Holland  
2163 E 60th Ave  
Tempe AZ 85282  
Lot # 157 Shulman Estates ADD3

Scale 1/8" = 1'-0"



Michael + Katherine Holland  
2163 EGOLF Ave.  
Tempe AZ 85282  
Lot # 157 Shalimar Estates ADD3  
Scale 1/4" = 1'-0"  
East View





**HOLLAND RESIDENCE**

**2163 E GOLF AVE**

**PL080053**

**FRONT OF EXISTING RESIDENCE**





## **HOLLAND RESIDENCE**

**2163 E GOLF AVE**

**PL080053**

**REAR YARD: PROPOSED AREA FOR  
ACCESSORY BLDG.**

## Graves, Nick

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**From:** Abrahamson, Steve  
**Sent:** Wednesday, March 05, 2008 8:42 AM  
**To:** Stoddard, Melanie  
**Cc:** Graves, Nick  
**Subject:** RE: PL080053 Holland Residence Permit

Melanie,

The Holland Residence is requesting a use permit for an accessory building (24' x 27' - 648 square feet total). A use permit is required for any accessory building in excess of 200 s.f. or 8' in height. The building is proposed to be 16' in height. The Zoning and Development Code limits accessory building height to no more than the height of the main structure. Our field research indicates the height of the main structure at 18'.

The applicant, Katherine Holland, states the building will be used by her husband for his hobbies (he "a hobbyist woodworker and woodtuner, and will use the studio to create his art").

As far as the uses you have outlined:

Teaching Studio - this would be a home occupation - permitted for anyone in single-family residential zoning (with special standards or limitations). This is addressed in Section 3-412 of the Zoning and Development Code.

Retail Outlet - not permitted.

Galley - As far as I know, this has never been requested in residential zoning. The Holland's letter of intent / justification does not include this as part of the request. A future request for this use would not receive staff support.

The Hearing is on Tuesday, March 18 at 1:30. The Planner assigned to this case is Nick Graves. Please let us know if you have additional questions, concerns or follow-up.

Thank you.

Steve Abrahamson  
Planning & Zoning Coordinator  
Planning Division  
Development Services Department  
City of Tempe  
480.350.8359 - Voice  
480.350.8872 - Fax

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**From:** Stoddard, Melanie  
**Sent:** Tuesday, March 04, 2008 3:45 PM  
**To:** Abrahamson, Steve  
**Subject:** PL080053 Holland Residence Permit

Hi Steve,

I live in the Shalimar neighborhood and received a flyer on the Holland hearing and have received questions from neighbors wanting to know more about the Art Studio request. Is it going to be a teaching studio, retail outlet, gallery, or combination? Neighbors are concerned about the traffic impact. Your thoughts?

Melanie